

## **Board of Adjustment**

**October 21, 2020**

**6:30 PM**

### **ELECTRONIC MEETING**

*This meeting will be held electronically. Residents interested in listening to the meeting or making public comments can join in one of two ways:*

- 1) *You can call in to:  
+1 253 215 8782  
Webinar ID # 850 4016 1299*

*Or*

- 2) *You can log in at the following link. The link is posted 15 minutes prior to the start of the meeting.*

<https://www.louisvilleco.gov/local-government/government/boards-commissions/board-of-adjustment>

*The Board of Adjustment will take public comments during the meeting. Anyone may also email comments to the board prior to the meeting at [planning@louisvilleco.gov](mailto:planning@louisvilleco.gov)*

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of August 19, 2020 Minutes
5. Public Comment on Items Not on the Agenda
6. Regular :
  - A. **1612 Jefferson Avenue– Variance Request** - Request for a variance from the Residential Estate (RE) zone district minimum street-side setback of 30 feet to allow a setback of 4 feet for a detached garage and 5 feet for a storage shed.  
**Case VAR-0315-2020 – Public Hearing**
    - i. Applicant: Ken Wilson, Property Owner
    - ii. Case Manager: Rob Zuccaro, AICP
      1. Open Public Hearing

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### **City of Louisville**

*Department of Planning and Building Safety*

*749 Main Street      Louisville CO 80027*

*303.335.4592 (phone)    303.335.4550 (fax)    [www.louisvilleco.gov](http://www.louisvilleco.gov)*

#### **Citizen Information**

Persons with disabilities planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the city at 303-335-4592. A forty-eight-hour notice is requested.

2. Opening Statement by Chair
3. Public Notice and Application Certification
4. Disclosures
5. Staff Presentation and Questions of Staff
6. Applicant Presentation and Questions of Applicant
7. Public Comment
8. Applicant Discussion of Public Comment, if any
9. Closing Statement by Staff and Applicant and Final Questions by Board
10. Close Public Hearing and Board Discussion and Action

**B. 476 Catalpa Court – Variance Request - Request for a variance from the Saratoga Second Filing Planned Unit Development (PUD) minimum rear setback of 15 feet to allow a setback 7 feet and 10 inches for a covered deck.**

**Case VAR-0318-2020 – Public Hearing**

- i. Applicant: Sarah Vaught, Property Owner
- ii. Case Manager: Rob Zuccaro, AICP
  1. Open Public Hearing
  2. Opening Statement by Chair
  3. Public Notice and Application Certification
  4. Disclosures
  5. Staff Presentation and Questions of Staff
  6. Applicant Presentation and Questions of Applicant
  7. Public Comment
  8. Applicant Discussion of Public Comment, if any
  9. Closing Statement by Staff and Applicant and Final Questions by Board
  10. Close Public Hearing and Board Discussion and Action

2. Business Items Tentatively scheduled for the meeting on November 18, 2020:

- A. None
3. Staff Comments
4. Board Comments
5. Adjourn

*Additional information on each case can be found at the following link:*

<https://www.louisvilleco.gov/local-government/government/departments/planning-building-safety/current-developments>

# Board of Adjustment Meeting Minutes August 19, 2020 Electronic Meeting 6:30 PM

**Call to Order:** Leedy calls the meeting to order at 6:35 PM.

**Roll Call** is taken and the following members are present:

Board Members Present: Chair Jessica Leedy  
Karen Cooper  
James Stuart  
Mark Koepke  
Jonathan Mihaly  
John Ewy

Board Members Absent:

Staff Members Present: Lisa Ritchie, Senior Planner  
Harry Brennan, Planner  
Elizabeth Schettler, Senior Administrative  
Assistant

## **Approval of Agenda:**

**Stuart** moves and **Ewy** seconds a motion to approve the August 19, 2020 agenda as prepared by Staff. Motion passes by voice vote.

## **Approval of Minutes:**

**Cooper** moves and **Stuart** seconds a motion to approve the June 17, 2020 minutes. Motion passes by voice vote.

## **Public Comments on Items not on the Agenda:**

None heard.

## **Regular Business:**

- **601 Johnson Street (Case # VAR-0314-2020):** Request for a variance from the Johnson Meadows Planned Unit Development to allow a 10' rear setback where 20' is required to allow construction of a deck cover.

**Leedy** reviews the procedures for the meeting; opens the public hearing; and states there are six criteria, which must be met for the board to approve a variance request.

**Leedy** states that for the requested variance to be approved, five (5) of the six (6) votes would need to be affirmative.

**Ritchie** verifies the application to be heard this evening is complete, and was mailed to surrounding property owners on July 31, 2020, published in the Boulder Daily Camera on August 2, 2020, and the property was posted on July 31, 2020.

**Ewy** moves and **Mihaly** seconds a motion that all requirements have been satisfied and the application submitted by the applicants has been properly filed. Motion passes by unanimous voice vote.

**Leedy** asks if anyone at the hearing has any objections to the hearing procedures he described and asks if there were any other preliminary matters that needed to be taken care of. None are heard.

*Conflict of Interest and Disclosure:*

**Leedy** asks for disclosures from the board members for any site visits, ex parte communications, and any conflicts of interest or required disclosures on the application.

All Board members indicate they did not have any ex parte communications or any conflicts of interest for the application. Cooper informs the board that she did visit the site.

**Leedy** asks the applicants if they are ready to proceed with the hearing. The applicant(s) indicate they are ready to proceed with the hearing.

*Staff Report of Facts and Issues:*

**Ritchie** reviews the location of the property, summarizes the applicant's proposal, and presents staff's analysis of the six variance criteria.

*Staff Recommendations:*

**Staff** finds that all six criteria in Municipal code Section 17.48.110 are met and recommends the Board of Adjustment approval of the variance request.

*Board Questions of Staff:*

**Ewy** asks if staff can confirm that there was no correspondence received from the surrounding neighbors.

**Brennan** says that is correct. We received no correspondence for this application.

**Cooper** asks why we are not considering the deck as part of the project as well.

**Brennan** says that in the zoning code, any deck that is 30 inches from the grade to the finished floor is not required to meet setback requirements or counts towards lot coverage.

Applicant Presentation:

Brian Deneau, 601 Johnson Street

**Deneau** mentions that the existing roof has not been removed. He then introduces himself and his wife and discusses why they are requesting this variance.

Board Questions of Applicant:

**Koepke** asks if they knew what permits were pulled for their property and who is liable if work was done without a permit.

**Deneau** says that he was surprised that they needed a variance when the structure was already there. He says that he did not talk to the previous owner about the lack of permit. He says that he asked the same question himself but has decided to just move forward in order to get this approved.

**Cooper** mentions that in the design, the new roof appears to be going over the existing roof. How does that affect the existing roof?

**Stewart** says that that design is not an uncommon one. We had a structural engineer review the design so structurally it will be stable. Regarding maintenance and the structure, there are no issues with that.

Public Comment

None heard.

Summary and request by Staff and Applicant:

None heard.

Discussion by Board:

**Stuart** says that he thought it was an excellent report and believes this is straightforward.

**Leedy** agrees with Stuart and believes it meets all six criteria.

**Mihaly** agrees and believes it meets all six criteria.

**Cooper** agrees with the other board members.

**Ewy** agrees with the other board members as well.

**Koepke** agrees and believes it meets all six criteria.

Motion is made by **Stuart** to approve 601 Johnson Street's request for a variance from the Johnson Meadows Planned Unit Development to allow a 10' rear setback where 20' is required to allow construction of a deck cover. Motion is seconded by **Leedy**. Roll call vote.

Name	Vote
Karen Cooper	Yes
John Ewy	Yes
James Stuart	Yes
Mark Koepke	Yes
Jessica Leedy	Yes
Jonathan Mihaly	Yes
Motion passed/failed:	Pass

Motion passes 6-0.

**Discussion Items:**

None heard.

**Business Items tentatively scheduled for September 16, 2020:**

- 1613 Jefferson Ave.
- 654 Columbine Ct.

**Staff Comments:**

**Ritchie** informs the board that Koepke will be moving out of Louisville and that this meeting will be his last meeting he will attend. She thanks Koepke for serving on the board.

**Koepke** expresses his gratitude for serving on the board and gives the rest of the member's well wishes.

**Ritchie** also tells the board that they may or may not have a replacement by the end of the year but that she will keep them informed if they do.

**Board Comments:**

None heard.

**Adjourn:**

**Leedy** moves and **Ewy** seconds a motion to adjourn the meeting. Motion passes by voice vote. Meeting adjourns at 7:09 PM.

**CITY OF LOUISVILLE**  
**BOARD OF ADJUSTMENT**  
**STAFF REPORT**  
**October 21, 2020**

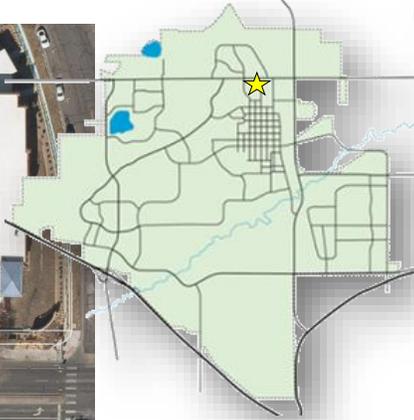
**APPLICANT/OWNER:** Ken Wilson

**STAFF PLANNER:** Rob Zuccaro, AICP, Planning and Building Safety Director

**LOCATION:** 1612 Jefferson Avenue;  
Lot 8, Block 2, Scenic Heights Subdivision

**ZONING:** Residential Estate (RE)

**REQUEST:** **Case #VAR-0315-2020** – Request for a variance from the Residential Estate (RE) zone district minimum street-side setback of 30 feet to allow a setback of 4 feet for a detached garage and 5 feet for a storage shed.



**SUMMARY:**

The applicant and property owner, Ken Wilson, requests approval of a variance from the Residential Estate (RE) zone district street-side setback of 30' to allow construction of a new 20' x 24' (480 sq. ft.), 13' tall, detached garage with a 4' setback and to relocate an existing 8' x 8' (160 sq. ft.), 8.8' tall, storage shed with a 5' setback (see Attachment 1 for application).

**BACKGROUND:**

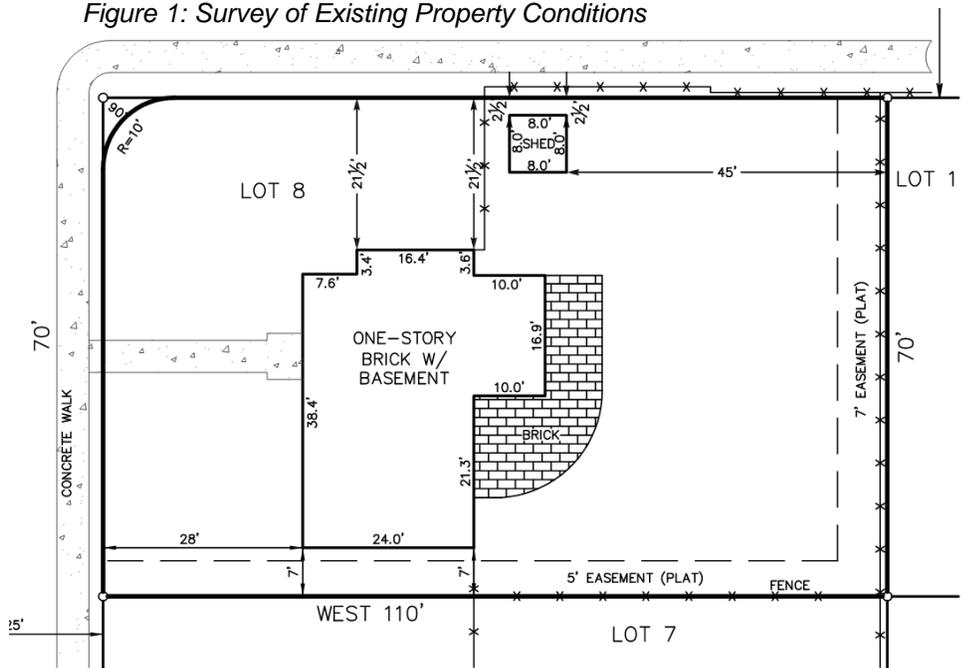
The property is located in the Scenic Heights subdivision, which the City approved in 1959. The existing house was built in 1969 and is subject to the RE zone district standards. There are no applicable Planned Unit Development (PUD) standards, as the property was developed prior to the City's requirements for the establishment of PUDs. The following is a summary of the development standards for RE zoned property.

Minimum Lot Area:	12,000 sq. ft.
Minimum Lot Width:	100 ft.
Maximum Lot Coverage:	2,347 sq. ft.
Front Setback:	30' Principal Structure/40' Accessory Structures
Side Setback (Street Side):	30' Principal and Accessory Structures
Side Setback (Interior):	10' Principal Structure/5' Accessory Structure
Rear Setback:	25' Principal Structure/10' Accessory Structure
Maximum Height:	35' Principal Structure/20' Accessory Structure

In 1977, the City updated the RE zoning standards, resulting in several nonconformities on the property. The existing home is nonconforming with encroachments into the minimum front and north-side setbacks, with a front setback of 28' and north-side setback of 21.5'. The lot width and area are also non-conforming at 70' and 7,823 sq. ft. respectively. The existing shed on the property is non-conforming and set back 2.5' from the north-side property line. The fence line along South Boulder Road encroaches into the right of way. The applicant has applied for a building permit to relocate the fence onto the property.

The property borders South Boulder Road to the north, which is a 4-lane arterial road with heavy traffic volumes. Across South Boulder Road to the north are several properties zoned Commercial Community (CC), including Village Square shopping center, Alfalfas grocery store, and Center Court

Figure 1: Survey of Existing Property Conditions

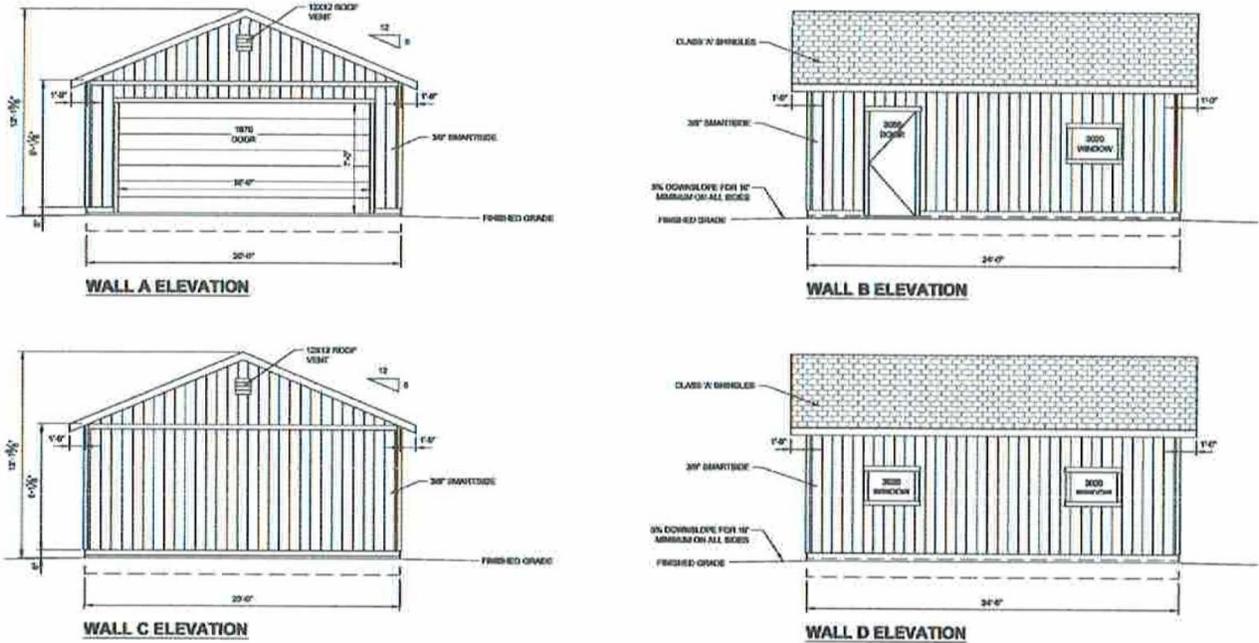


Apartments. The property fronts Jefferson Avenue to the west and is bordered on the west, east and south by other single-family residences that are part of Scenic Heights.

**PROPOSAL:**

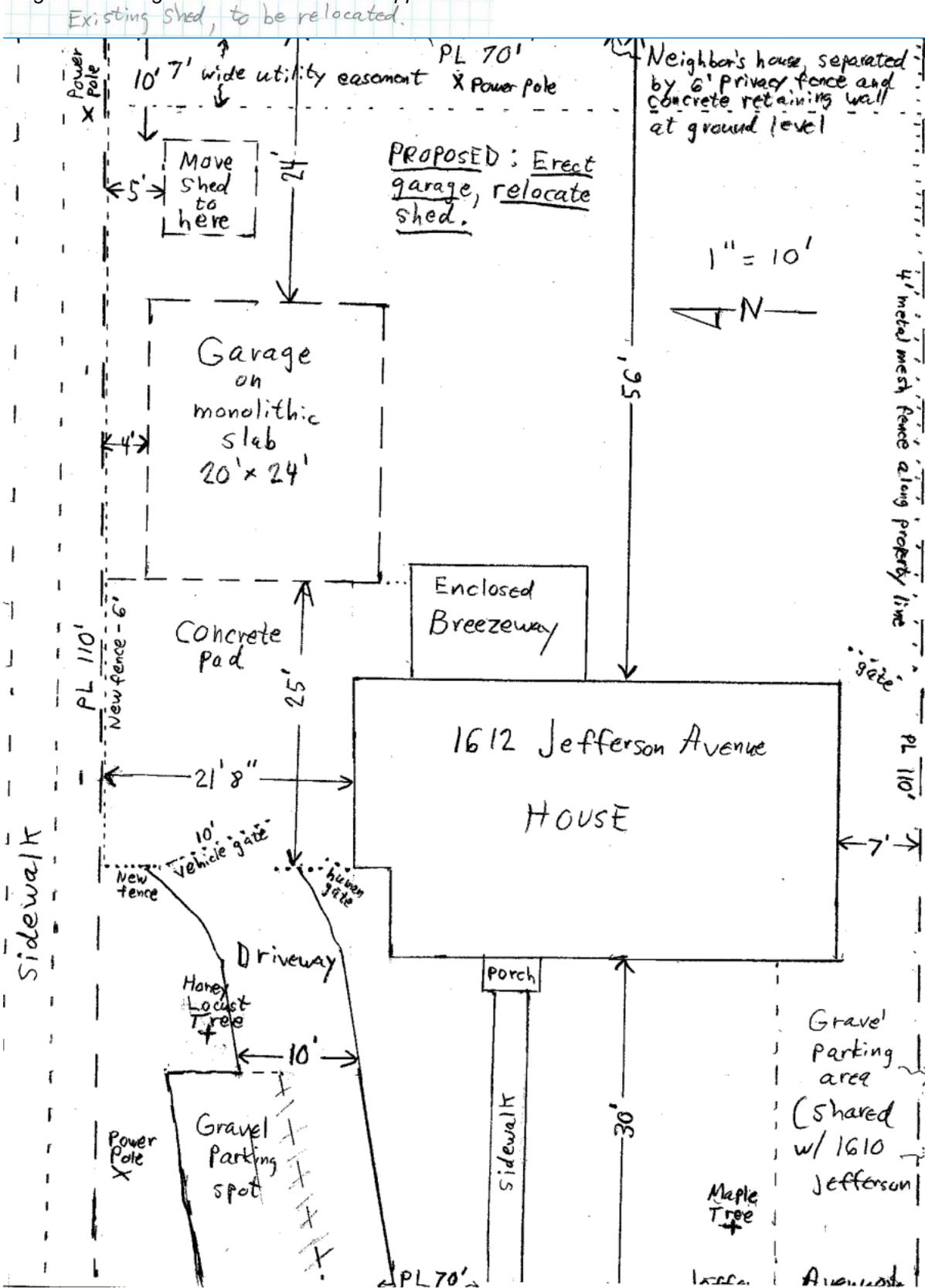
The requested variances would allow the construction of a new detached garage for the property. The existing home does not currently have a garage, which is common in Scenic Heights. The plans include expanding an existing gravel driveway that would lead to a concrete pad and then a new detached garage. The garage is 20' wide and 24' deep (480 sq. ft.) and would be set back 4' from the north property boundary, encroaching 26' into the minimum 30' setback. The garage is slightly over 13' in height.

Figure 2: Garage Elevations



The proposal also includes relocation of an existing 8' x 8' (160 sq. ft.) storage shed east on the property to make room for the new garage. The current storage shed was likely placed on the property without a permit, and currently encroaches into the north-side setback. The applicant requests a setback of 5' for the relocated shed, encroaching 25' into the minimum 30' setback. The shed would meet the minimum rear setback of 10'.

Figure 3: Storage Shed Elevations from Applicant



The proposal also includes a new gravel driveway leading to a concrete pad and the garage. The zoning ordinance does not have specific surface requirements for a driveway and allows gravel driveways that are a “durable dust free surface maintained adequately for all weather use.” The location of the driveway cut does not meet the minimum 30’ off-set standard from South Boulder Road, but the City’s Public Works department has approved the proposed driveway location as an exception. The exception is consistent with other driveways in Scenic Heights.

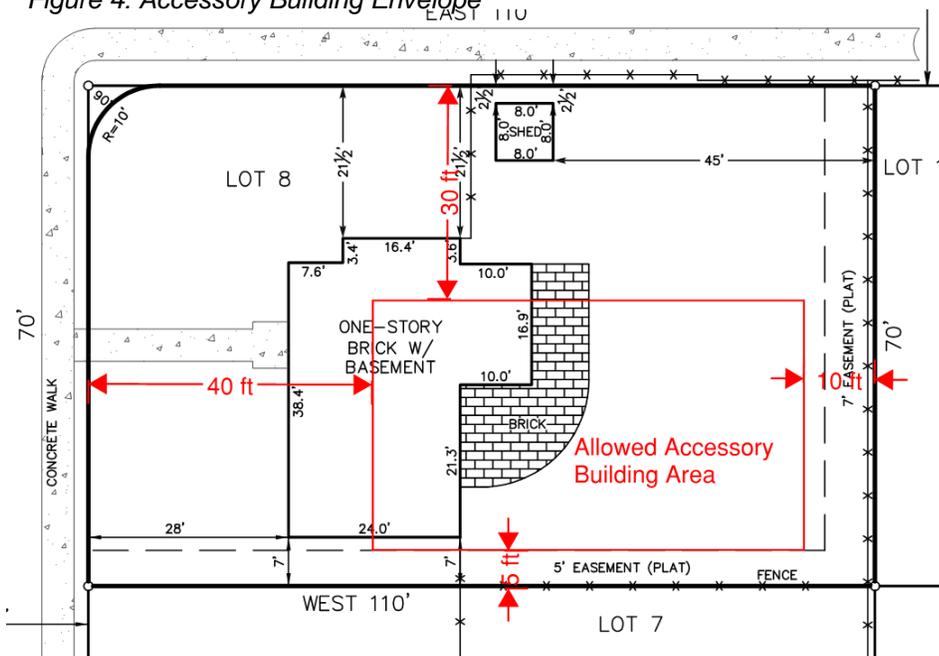
**REVIEW CRITERIA:**

The BOA has authority to grant or deny a variance request based on the review criteria found in Municipal Code Sections 17.48.110.B.1-6. Following is staff’s analysis of the criteria with recommended findings on each.

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property.*

Staff finds the subject lot is 30 feet narrower than the 100-foot minimum lot width requirement and 4,177 sq. ft. smaller than the 12,000 sq. ft. minimum lot area requirement, resulting in a unique physical condition of the property. In addition, the property is on a corner lot and has a larger street-side setback of 30’ compared to a standard side-year setback of 5’ for interior lot lines. The house was also constructed on the south side of the lot limiting the ability to build a garage and shed with adequate access on this side of the property where the side setback for accessory structures is only 5’. **Staff finds the proposal meets this criterion.**

Figure 4: Accessory Building Envelope



2. *That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.*

Staff finds that while the majority of the lots in the Scenic Heights subdivision are similar in lot width and lot area as the subject property, the RE zoning standards were written for larger and wider lots. In addition, the larger street-side setback for the corner lot condition does not exist throughout the neighborhood, further restricting the developable area of the lot. **Staff finds this criterion has been met.**

3. *That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of Title 17 of the Louisville Municipal Code.*

Staff finds that there are circumstances and conditions that restrict the options available for improving the property. When applying the setbacks required in the RE zone district, the property is constrained to an area 35 feet wide that is developable for accessory structures, and this area is located on the south side of the property. A garage and shed with reasonable access cannot reasonably be located on the south side due to the location of the existing house. **Staff finds this criterion has been met.**

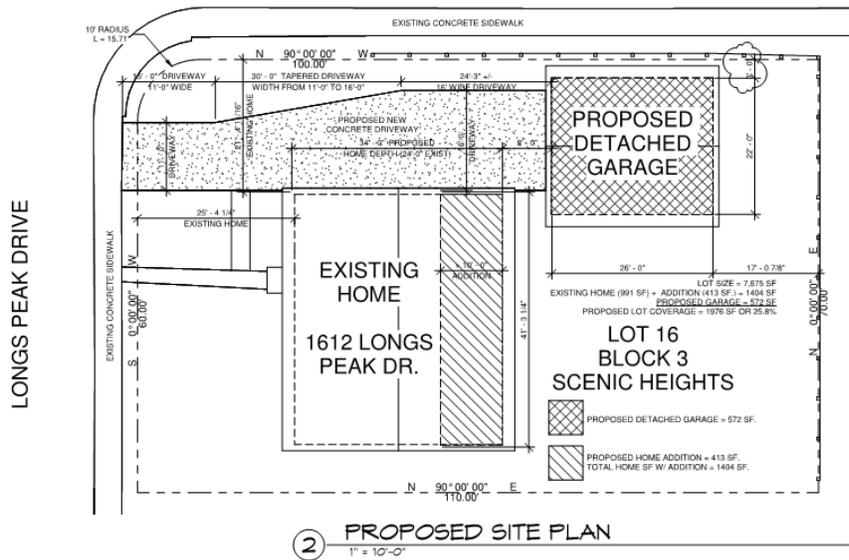
4. *That such unnecessary hardship has not been created by the applicant.*

Scenic Heights was platted in 1959 and the home built in 1969, prior to the adoption of the City's current RE zoning setback standards 1977. Staff finds the hardship is related to the current standards applied to the lot as developed prior to enactment of the standards, which was not created by actions of the applicant. **Staff finds the proposal meets this criterion.**

5. *That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.*

Staff finds that the proposal would not alter the essential character of the neighborhood. The structures will be located in close proximity to South Boulder Road, which is a high-volume arterial road. Several other properties in Scenic Heights that border South Boulder Road have accessory structures and driveways on the north side of the lots. The Board of Adjustment also approved a similar garage setback in the same neighborhood in 2017 at 1612 Longs Peak Drive. While this approval does not set precedent on this application, it does contribute to the established character of the neighborhood. **Staff finds the proposal meets this criterion.**

Figure 5: 1612 Longs Peak Drive Approved Variance  
E. SOUTH BOULDER ROAD



6. That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions of Title 17 of the Louisville Municipal Code that is in question.

Setting the garage and shed on the south side of the property would not be reasonable considering the location of the house. Moving the garage and storage shed back from the north property line could be considered to reduce the amount of setback variance needed, but this could make accessing the garage difficult. **Staff finds the proposal meets this criterion.**

**PUBLIC COMMENTS:**

Staff has not received any public comments on this application.

**STAFF RECOMMENDATION:**

Staff finds the proposal meets the applicable variance criteria in Section 17.48.110 of the LMC, and therefore, recommend approval of the variance request.

**BOARD ACTION:**

The Board may approve (with or without condition or modification), deny, or continue the application to a future meeting for additional consideration. The Board may also request additional information if they feel it is needed for their proper consideration of the variance application. In approving an application, the Board must find that all six variance criteria, insofar as applicable, have been met. The Board should adopt specific findings for each review criterion in support of any motion.

**ATTACHMENTS:**

1. Application Materials

**LAND USE APPLICATION**

**CASE NO.** \_\_\_\_\_

**APPLICANT INFORMATION**

Firm: \_\_\_\_\_  
 Contact: Ken Wilson  
 Address: 261 Short Place  
Louisville, CO 80027  
 Mailing Address: SAME  
 Telephone: 303-725-3483  
 Fax: \_\_\_\_\_  
 Email: wilsonk@colorado.edu

**OWNER INFORMATION**

Firm: \_\_\_\_\_  
 Contact: Kenneth Wilson & Nancy Commins  
 Address: 261 Short Place  
Louisville, CO 80027  
 Mailing Address: SAME  
 Telephone: 303-725-3483  
 Fax: \_\_\_\_\_  
 Email: wilsonk@colorado.edu

**REPRESENTATIVE INFORMATION**

Firm: NA  
 Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Common Address: 1612 Jefferson Ave  
 Legal Description: Lot 8 Blk 2  
 Subdivision Scenic Heights  
 Area: 7,823 Sq. Ft.

**TYPE (S) OF APPLICATION**

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: \_\_\_\_\_
- CMRS Facility: \_\_\_\_\_
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

**PROJECT INFORMATION**

Summary: Requesting variance from 30-foot setback in order to erect a 1-story, 2-car detached garage at 1612 Jefferson Avenue and to relocate an existing 8'x8' shed to the ~~back~~ rear NE corner of the property.

Current zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_

**SIGNATURES & DATE**

Applicant: Kenneth A. Wilson 9-24-20  
 Print: Kenneth A. Wilson  
 Owner: Kenneth A. Wilson, Nancy L. Commins  
 Print: Kenneth A. Wilson & Nancy L. Commins  
 Representative: \_\_\_\_\_  
 Print: \_\_\_\_\_

**CITY STAFF USE ONLY**

- Fee paid: \_\_\_\_\_
- Check number: \_\_\_\_\_
- Date Received: \_\_\_\_\_

September 24, 2020

To: Louisville CO Board of Adjustment

Fr: Kenneth A. Wilson and Nancy L. Commins, Owners, 1612 Jefferson Avenue

Re: Request for variance to build detached garage and relocate shed

We request a variance from the code-required 30-foot setback from South Boulder Road in order to build a single story detached 2-car garage at our property on the southeast corner of Jefferson Avenue and South Boulder Road. In 2017 a similar setback variance was granted in order to erect a garage at the corner of Longs Peak Drive and South Boulder Road (1612 Longs Peak Drive) due to the same constraints we face: The Scenic Heights development was built before the current city code was established. The lots are only 70 feet wide; the distance between the north side of our house and the South Boulder Road property line is only 21 feet 8 inches; the distance between the south side of the house and the adjacent property on Jefferson Avenue is just 7 feet. The only feasible location for a driveway to a garage is around the north side of the house. The only practical placement for a garage without placing it awkwardly behind the house, sharply curving the driveway, and losing much of the back yard is to put it close to the north property line. The attached drawings illustrate these factors.

Adding a garage to the property will create several benefits to the neighborhood. Our son Alexander and his partner now reside in the house. In collaboration with them we are gradually cleaning up the property and making improvements. A garage will permit our son to get the large truck he uses for his welding business off the street and provide storage space for his tools. The garage will improve the property and keep a working, wage earning couple in Louisville. Moving the fence westward to enclose the garage area and replacing all of the fencing along South Boulder Road will improve the home's appearance and provide better privacy for the occupants. The garage and shed along the north property line will dampen the noise from the ever-increasing traffic on South Boulder Road for both our son and the neighbors. The garage at 1612 Longs Peak Drive provides an example of how this project can be accomplished in a pleasing manner.

In order to erect the garage, the existing 8' x 8' shed in the back yard will need to be relocated. We plan to move the shed to the northeast corner of the property, just east of the new garage. Therefore we include relocating the shed in our variance request.

#### Responses to variance criteria

1. Unique physical circumstances or conditions: The lot is narrow. The plot plan and Improvement Location Certificate show there are only 21'-8" between the house and South Boulder Road.

2. The unusual circumstances do not exist throughout the neighborhood: Only the Scenic Heights houses adjacent to South Boulder Road suffer these constraints—the eight houses on the corners of Sunset, Longs Peak, Jefferson, and Circle.
3. Because of the physical circumstances or conditions the property cannot reasonably be developed in conformity with the provisions of this title: There simply isn't enough space on the narrow lot to place the garage and its approach 30 feet from South Boulder Road.
4. Such unnecessary hardship has not been created by the applicant: The home was built in this location in 1969, long before we purchased it in 2012. It is possible that South Boulder Road was narrower at that time.
5. The variance, if granted, will not alter the essential character of the neighborhood..., nor substantially or permanently impair the appropriate use or development of adjacent property: Along that stretch of South Boulder Road there already exist sheds, garages, and paved or graveled parking spots much closer than 30 feet to the road. Like the garage approved and built in 2017 at 1612 Longs Peak Drive, this garage would be behind a 6-foot privacy fence. The project will not affect vehicle or pedestrian traffic on South Boulder Road. The property directly to the east on Circle Drive, behind our property, will not be affected, as there will be approximately 24 feet between the garage and the 6-foot privacy fence separating the properties.
6. The variance, if granted, is the minimum variance that will afford relief and is the least modification possible: The 4-foot setback requested from the fence line is what is necessary to create a straight approach to the garage opening.

South Boulder Road

Sidewalk

PL 70'  
7' wide utility easement X Power pole  
6' Privacy fence  
PL 110'

PL 70'  
7' wide utility easement X Power pole

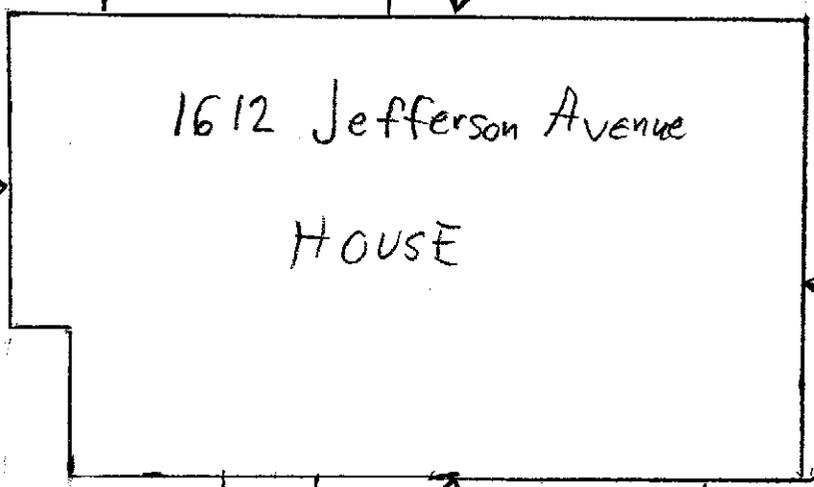
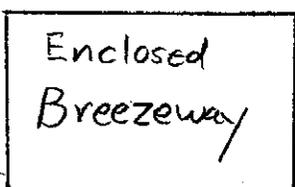
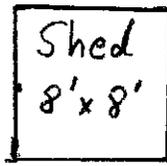
EXISTING STRUCTURES & LAYOUT

Neighbor's house, separated by 6' Privacy fence and concrete retaining wall at ground level

1" = 10'



4' metal mesh fence along property line



21' 8"

56'

gate

PL 110'

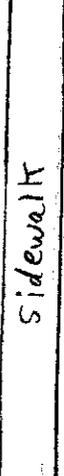
7'

Honey Locust Tree



Power Pole

Porch



30'

Gravel Parking area (shared w/ 1610 Jefferson)

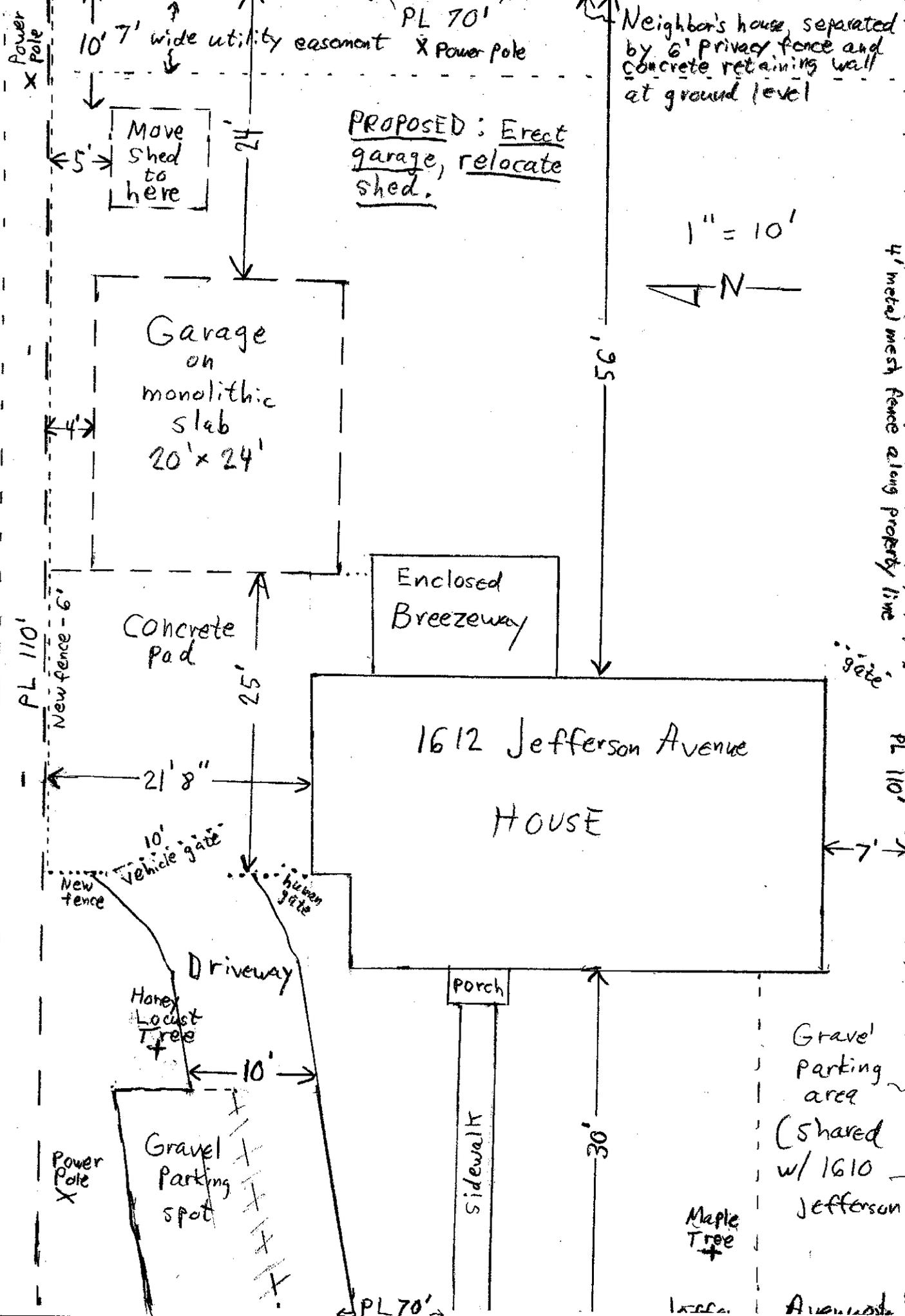
Maple Tree

PL 70'

Jefferson Avenue

South Boulder Road

Sidewalk



Power Pole

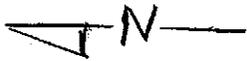
10' 7" wide utility easement PL 70' X Power pole

Move Shed to here

PROPOSED: Erect garage, relocate shed.

Neighbor's house, separated by 6' Privacy fence and concrete retaining wall at ground level

1" = 10'



4' metal mesh fence along property line

Garage on monolithic slab 20' x 24'

Enclosed Breezeway

Concrete pad New fence - 6'

1612 Jefferson Avenue HOUSE

10' Vehicle gate New fence human gate

Driveway Honey Locust Tree

Porch

Sidewalk

Gravel Parking spot

Gravel Parking area (shared w/ 1610 Jefferson Avenue)

Maple Tree

Power Pole

PL 70'

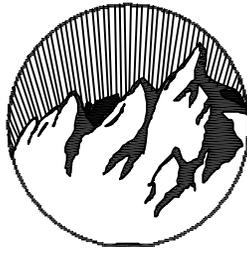
PL 110'

gate

30'

LEGAL DESCRIPTION  
 (PROVIDED BY THE CLIENT)  
 DEED RECORDED ON 11/01/2012 AT REC.  
 NO. 3264114

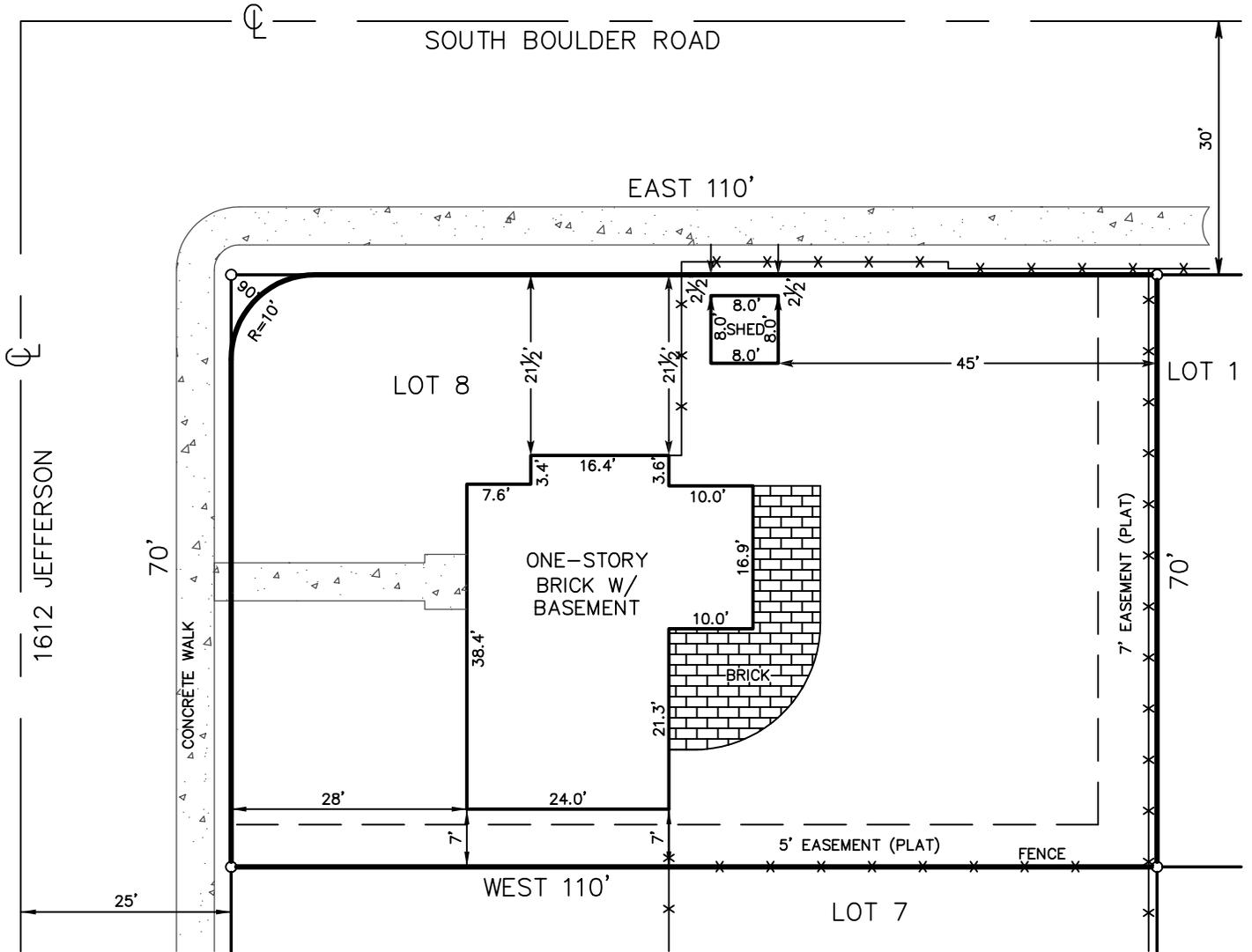
LOT 8,  
 BLOCK 2,  
 SCENIC HEIGHTS SUBDIVISION,  
 COUNTY OF BOULDER,  
 STATE OF COLORADO.



**Flatirons, Inc.**  
 Land Surveying Services  
 3825 IRIS AVE, Ste 395  
 BOULDER, CO 80301  
 PH: (303) 443-7001  
 FAX: (303) 443-9830  
 www.FlatironsInc.com



SCALE 1"=20'



**Notes:**

- 1-THESE CERTIFICATE DOES NOT CONSTITUTE A TITLE SEARCH BY FLATIRONS, INC. TO DETERMINE OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES NOT SHOWN BY THE PLAT THAT MAY AFFECT THIS TRACT OF LAND. THERE MAY BE EASEMENTS OR RIGHTS OF WAY OF THE PUBLIC RECORD THAT MAY AFFECT THIS TRACT OF LAND THAT ARE NOT SHOWN ON THIS CERTIFICATE.
- 2-AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATION OF THE IMPROVEMENTS SHOWN HEREON.
- 3-THESE CERTIFICATE IS BASED UPON PLATTED RIGHTS OF WAY AND OCCUPATION LINES IN THE AREA.
- 4-FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.



John B. Guyton, Colorado L.S. #16406

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this improvement location certificate was prepared for KENNETH WILSON, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. This certificate is valid only for use by KENNETH WILSON and describes the parcel's appearance on SEPTEMBER 16, 2020. I further certify that the improvements on the above described parcel on this date, SEPTEMBER 16, 2020, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated hereon. the use of this Improvement Location Certificate by any person or entity other than the person or entity certified to without the express permission of Flatirons, Inc. is prohibited. This certificate is only valid for 90 days from the signature date. It is not a Land Survey Plat as defined by C.R.S 38-51-102(12) or an Improvement Survey Plat as defined by C.R.S 38-51-102(9). It does not establish property corners. A more precise relationship of the improvements to the boundary lines can be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Flatirons, Inc. and John B. Guyton will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon.

Flatirons No. 20-75405  
 Drawn By: W. BECKETT

Title Co. No.

Borrower:  
 COPYRIGHT 2020 FLATIRONS, INC.

# Proposed Garage

ACCESSORY BUILDING  
20' X 24' = 480 SQ FT

DRAWING INDEX  
S1 - PROJECT NOTES, ELEVATIONS  
S2 - PLANS, SHEAR WALL SCHEDULE  
S3 - SECTIONS, DETAILS

We will be ordering 9' walls, so 1' taller.

## PROJECT NOTES

- DESIGN REQUIREMENTS**
- DESIGN LOADS: 2018 IBC OCCUPANCY REQUIREMENTS GROUP U CONSTRUCTION TYPE V-B
  - DESIGN SCHEDULE:
    - WALLING SIZE: WIDTH: 24' 0" LENGTH: 24' 0" SIDE WALL HEIGHT: 8' 1 1/2" TOTAL HEIGHT: 12' 8 1/2"
    - BUILDING LOADS: ROOF LIVE LOAD: 30 PSF ROOF DEAD LOAD: 10 PSF ROOF WIND LOAD: 48 PSF
    - DESIGN WIND: BASIC WIND SPEED: V: 138 MPH WIND EXPOSURE: C
    - DESIGN DESIGN CATEGORY: II
    - SEI CLASS: D
    - ROOF TYPE: S413

- ROOFING SCHEDULE**
- ROOF SHEATHING SHALL BE APA RATED 2"X8 TRUSS JOIST WITH FOR. INSULATED STEAGOSULFLOOR FOR PENETRATION 1.
  - PI BATT INSULATION LOCKED.
  - BREATHER: HANGING SHALL BE PER HANGING SCHEDULE.
  - LIFETIME DIMENSIONAL SHAKES (CLASS A) (M/O).
  - 15/15 ROOFING FELT.
  - TYPE V METAL EDGE FLASHING REQUIRED ALL SIDES.
  - TRUSSES SHALL BE SPACED @ 24" OC.
  - USE SEPARATE TRUSS RISES TO PER TRUSS FRAMING AND MATERIALS.
  - TRUSSES MUST BE SPACED ACCORDING TO THE LATEST EDITION OF THE BUILDING COMPONENT SAFETY INFORMATION (BCSI) TO AVOID PRACTICE OF METAL PLATE CONNECTED WOOD TRUSS' (BCSI).
  - TRUSS CONNECTION PLATES TABLE METAL PLATE.
  - THE TRUSS PLATE MANUFACTURER (TYMEX OR ADO) IS THE INSPECTION AGENCY RESPONSIBLE FOR ALL PLANT APPLICATIONS.
  - TRUSS MANUFACTURER: TYMEX, INC.
- WOOD FRAMING**
- ALL WALL FRAMING MEMBERS SHALL BE HEM-FR (P) STUD GRADE OR BETTER.
  - STUDS SHALL BE SPACED @ 16" OC.
  - FASTEN EXTERIOR WALL BREATHER TO FRAMING PER HANGING SCHEDULE.
  - FRAMING BOLD BLOCKING AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS.
  - SHEAR WALL MATERIAL SHALL BE AS SPECIFIED BY SHEAR WALL SCHEDULE.
  - SHEAR WALL HANGING SHALL BE AS SPECIFIED BY SHEAR WALL SCHEDULE.
- SOIL**
- MIN. REQUIRED SOIL TYPE SHALL BE CLAY, SANDY CLAY, SILTY CLAY, OR CLAYEY SILT (CL, ML, MH & CH) PRESCRIPTION ALLOWABLE SOIL BEARING PRESSURE LISTED IN SECTION 1803 PER A/C 1803. WALLS ARE PER TABLE 1803.2.
  - IN THE EVENT OF THE EXISTENCE OF EXPANSIVE SOILS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.
  - ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED NATURAL SOIL.
  - IN THE EVENT FOOTINGS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER MAY BE REQUIRED.

- PERMIT**
- PERMIT APPLICATIONS, WHERE NO PERMIT IS REQUIRED, SHALL EXPIRE PER REGULATIONS SET BY LOCAL CODES, SECTION 1105.
  - JOB CASH REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.

## GENERAL NOTES

- GENERAL:
  - ERECTOR PROCEDURES SHALL CONFORM TO OSHA STANDARDS. ERIECTOR SHALL PROTECT ALL ADJACENT PROPERTY, STRUCTURES, TREES, UTILITIES, ETC.
  - ERECTOR IS RESPONSIBLE FOR SAFETY OF BUILDING DURING CONSTRUCTION. PROVIDE ALL Scaffolding OR BRACING AS REQUIRED AND PER CONCRETE REINFORCEMENT.
  - ALL WOOD CONSTRUCTION CONNECTIONS REFERENCED IN THIS DRAWING SHALL BE SIMPSON "STRONG-TIE" OR EQUIVALENT INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - GREEN VINYL SHOWER WALLS DO NOT MEET THE HANGING REQUIREMENTS OF CONCRETE WALLS.
- PL WOOD SHAPINGS: 1/2" CDX PLYWOOD OR THE" OSB
- MATERIAL EVALUATION REPORT IDENTIFICATION:
  - TRUSS CONNECTION PLATES BY ENGLE METAL PLATES PER ICC-ES REPORT E368-1002.
  - SHAKEFAST BOARDING BY LP CORPORATION PER ICC-ES REPORT E368-1002.
  - HARDIFLOOR BOARDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT E368-1004.
  - HARDIFLANK LAP BOARDING BY JAMES HARDIE BUILDING PRODUCTS PER ICC-ES REPORT E368-1004.
  - LAMINATED VENEER LUMBER (LVL) BY INTERMEDIATE PER ICC-ES REPORT E368-1001.
  - CLASS A INSULATION BY OWENS CORNING ROOFING PER UL REPORT R369-02.
  - 1/4" POLYURETHANE FOAM INSULATION BY SIMPSON STRONG-TIE PER ICC-ES REPORT E368-1002.
  - 80# ARCH CAP LVL, 15# SIMPSON STRONG-TIE PER ICC-ES REPORT E368-1011.



This form has been electronically signed and sealed by Color Seals and, PE on the date shown using a Digital Signature.

Printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies.

04/01/19

TUFF SHED, INC.  
ENGINEERING DEPARTMENT  
1777 S. HARRISON STREET  
DENVER, CO 80202  
(303) 735-4833 FAX: 4617

PO Box 123232  
Customer: HAROLD LINK  
Description: 20' X 24' 480 SQ FT  
20' X 24' 480 SQ FT

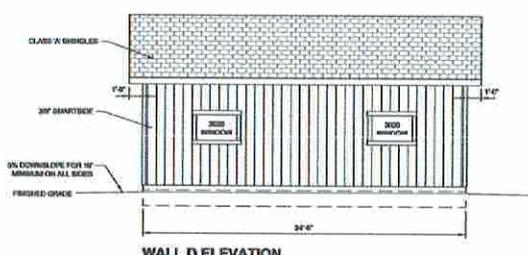
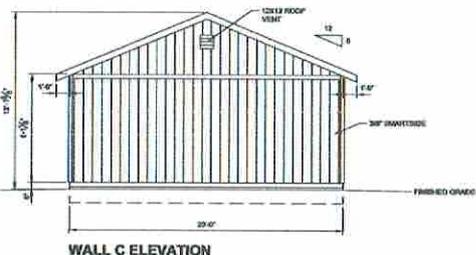
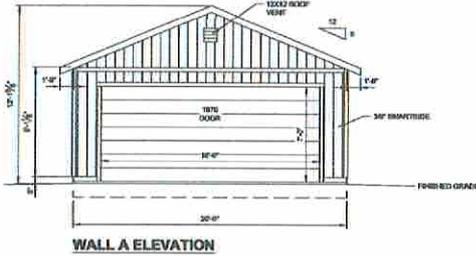
THESE DRAWINGS AND THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND INSTALLED BY TUFF SHED, INC. ANY OTHER USE IS PROHIBITED BY TUFF SHED, INC. AND THE ENGINEER OF RECORD.



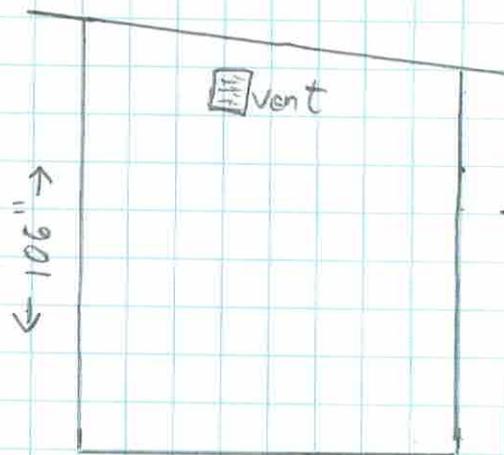
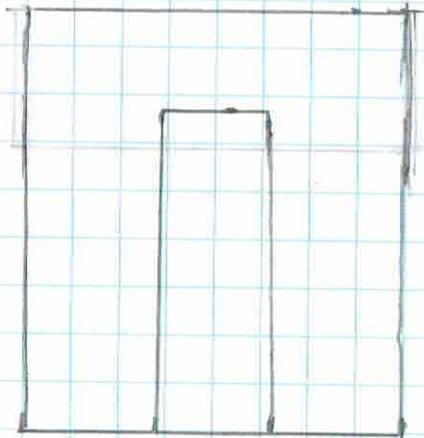
Drawn By: PK  
Date: 2/12/19  
Checked By:  
Date:  
Revised:  
Revised:  
Title:

PROJECT NOTES  
ELEVATIONS  
Scale: 1/8" = 1'-0"  
Sheet:

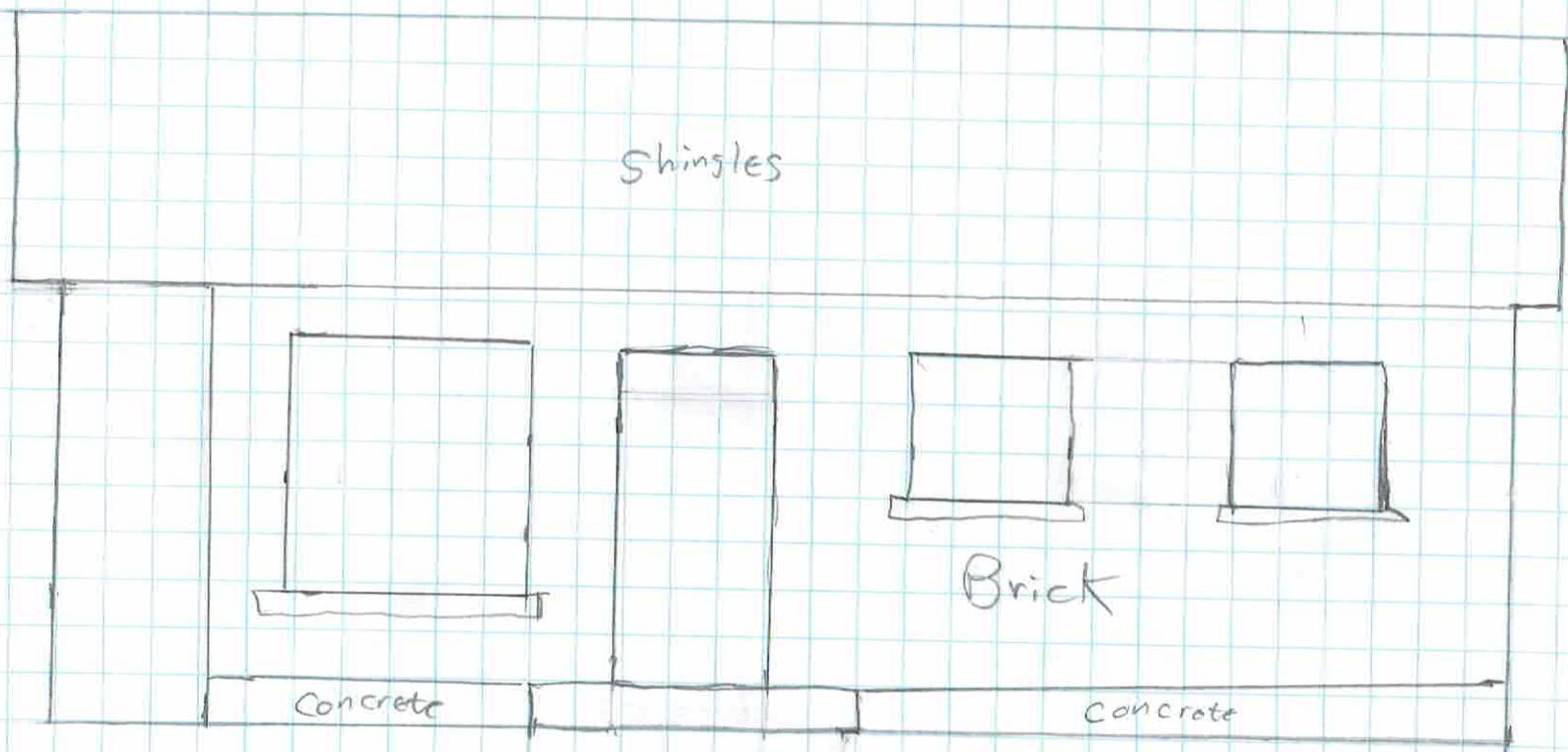
**S1**  
Sheet 1 of 3



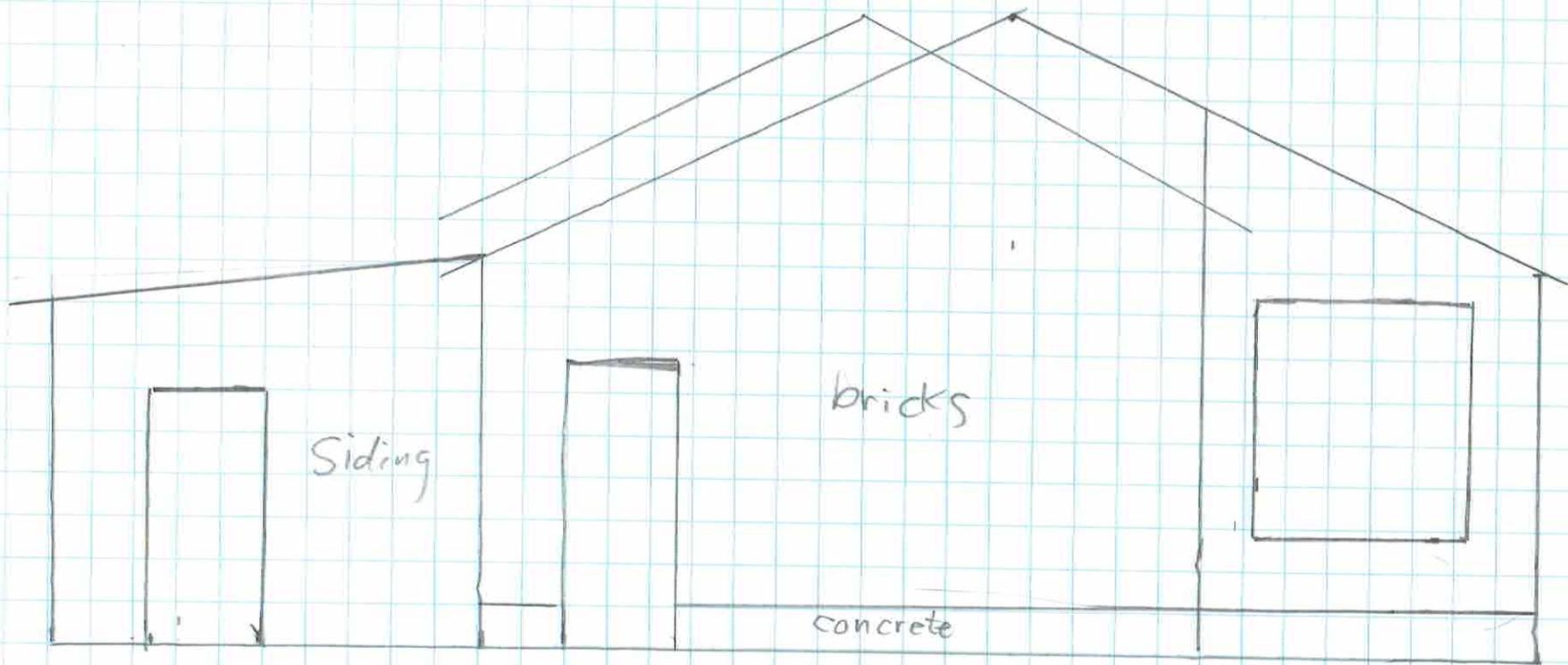
Existing shed, to be relocated.



1612 Jefferson Avenue, Front, West Side  
1/4" ~ 1"



1612 Jefferson Avenue, North Side





**Warranty Deed**  
(Pursuant to 38-30-113 C.R.S.)

State Documentary Fee  
Date: October 29, 2012  
\$ 26.90

**THIS DEED**, made on **October 29, 2012** by **WADE B. BRANSTETTER AND SARAH B. BRANSTETTER** Grantor(s), of the County of **BOULDER** and State of **COLORADO** for the consideration of **(\$269,000.00) \*\*\*\* Two Hundred Sixty Nine Thousand and 00/100 \*\*\*\*** dollars in hand paid, hereby sells and conveys to **KENNETH A. WILSON AND NANCY L. COMMINS** Grantee(s), as Joint Tenants, whose street address is **261 SHORT PLACE LOUISVILLE, CO 80027**, County of **BOULDER**, and State of **COLORADO**, the following real property in the County of **Boulder**, and State of **Colorado**, to wit:

**LOT 8, BLOCK 2, SCENIC HEIGHTS SUBDIVISION, COUNTY OF BOULDER, STATE OF COLORADO.**

also known by street and number as: **1612 JEFFERSON AVENUE LOUISVILLE CO 80027**

with all its appurtenances and warrants the title to the same, subject to *general taxes for the year 2012 and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Record Title Matters (Section 8.1) of the Contract to Buy and Sell Real Estate relating to the above described real property; distribution utility easements, (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee(s) has actual knowledge and which were accepted by Grantee(s) in accordance with Off-Record Title Matters (Section 8.2) and Current Survey Review (Section 9) of the Contract to Buy and Sell Real Estate relating to the above described real property; inclusions of the Property within any special tax district; and other NONE*

Waide Branstetter  
WADE B. BRANSTETTER

Sarah Branstetter  
SARAH B. BRANSTETTER

State of **COLORADO** )  
County of **BOULDER** ) ss.

The foregoing instrument was acknowledged before me on this day of **October 29, 2012** by **WADE B. BRANSTETTER AND SARAH B. BRANSTETTER**

Jacqueline Young  
Notary Public  
My commission expires \_\_\_\_\_

**JACQUELINE YOUNG**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
My Commission Expires May 24, 2015

When Recorded Return to: **KENNETH A. WILSON AND NANCY L. COMMINS**  
**261 SHORT PLACE LOUISVILLE, CO 80027**



**CITY OF LOUISVILLE**  
**BOARD OF ADJUSTMENT**  
**STAFF REPORT**  
**October 21, 2020**

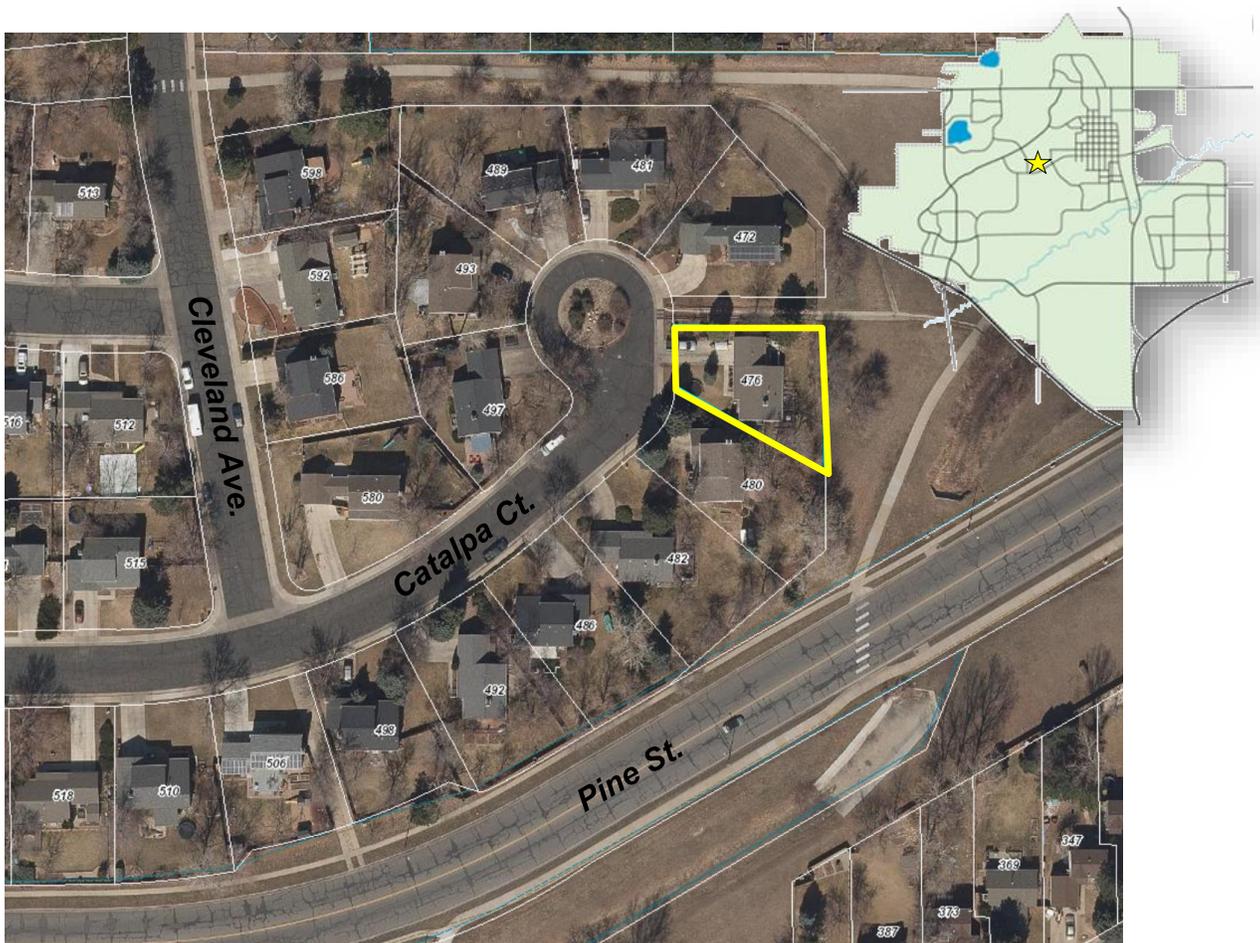
**APPLICANT/OWNER:** Sarah Vaught

**STAFF PLANNER:** Rob Zuccaro, AICP, Planning and Building Safety Director

**LOCATION:** 476 Catalpa Court  
Lot 31, Saratoga Second Filing

**ZONING:** Residential Estate (RE)/Saratoga Second Filing Planned Unit Development

**REQUEST:** **Case #VAR-0318-2020** – Request for a variance from the Saratoga Second Filing Planning Unit Development minimum rear yard setback of 15 feet to allow a setback of 7 feet, 10 inches for a covered deck.



**SUMMARY:**

The applicant and property owner, Sarah Vaught, requests approval of a variance from the Saratoga Second Filing Planned Unit Development (PUD) rear-yard setback of 15' to allow the construction of a new 15' x 16' (240 sq. ft.) covered deck with a 7'-10" setback (see Attachment 1 for application materials).

**BACKGROUND:**

The property is located in the Saratoga Second Filing subdivision. The City approved the subdivision and the Saratoga Second Filing PUD in 1983, the same year the existing home was built (see Attachment 2 for PUD). The following is a summary of the development standards based on the PUD and RE zoning:

Minimum Lot Area:	12,000 sq. ft.
Minimum Lot Width:	100 ft.
Maximum Lot Coverage:	2,085 sq. ft.
Front Setback:	20' Principal Structure/40' Accessory Structures
Side Setback (Interior):	5' Principal Structure/5' Accessory Structure
Rear Setback:	15' Principal Structure/10' Accessory Structure
Maximum Height:	35' Principal Structure/20' Accessory Structure

The property was developed in conformance with the PUD standards that were in place at the time. The property has a narrow front lot line width at 40' due to its location on a cul de sac, below the 100' minimum. The lot area is 6,951 sq. ft., below the minimum for the RE zone district. These types of deviations from the underlying zoning were common for PUDs approved under the RE zoning in this era. Following the initial development of the property, the City issued a deck permit with a portion of the deck setback 11' from the back property boundary.

The property faces Catalpa Court to the west, to the north and south of the property are other residences that are part of Saratoga Second Filing, and to the east is a City-owned open space and trail.

**PROPOSAL:**

The requested variance would allow the construction of new covered deck on the rear of the house, replacing the existing deck. The deck would be 15' deep x 16' wide (240 sq. ft.) and set back 7'-10" from the rear property line, encroaching 7'-2" into the required rear setback. The deck roof will include asphalt shingles to match the house, will be a gabled roof form extending from the existing roof slope, and have an approximate overall height of 18'.

Figure 1: Proposed Site Plan

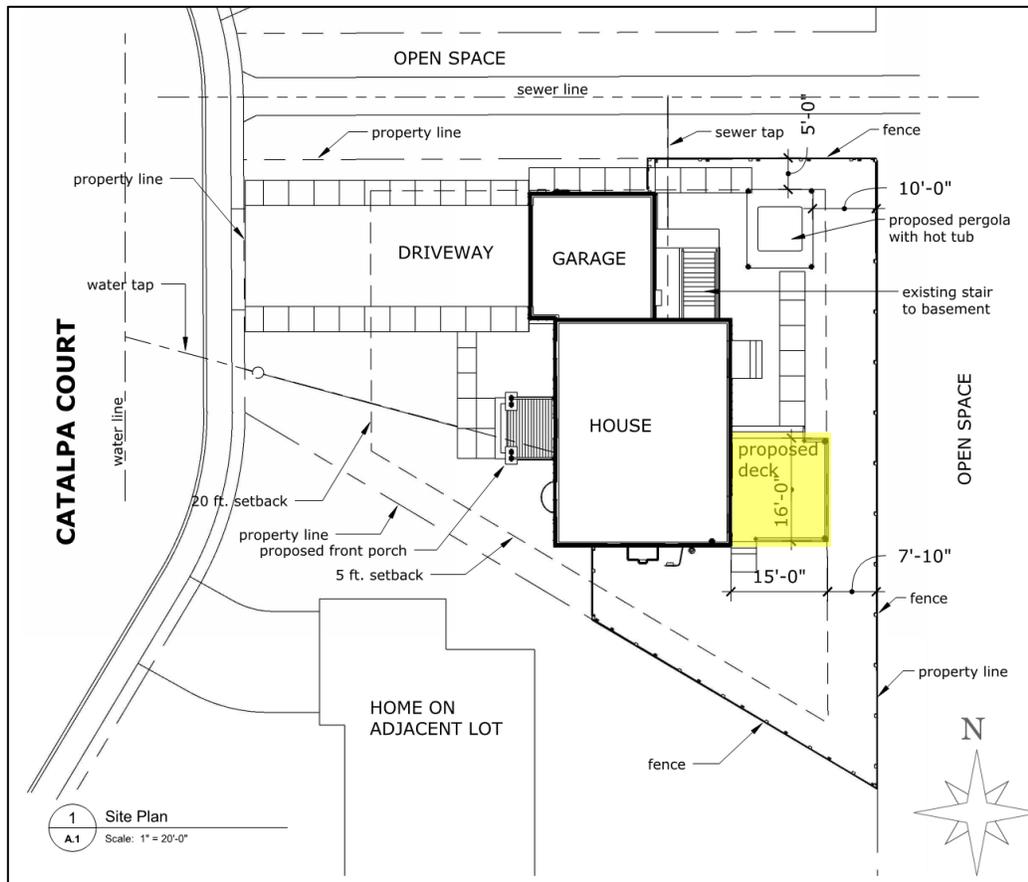


Figure 2: Elevation Rendering



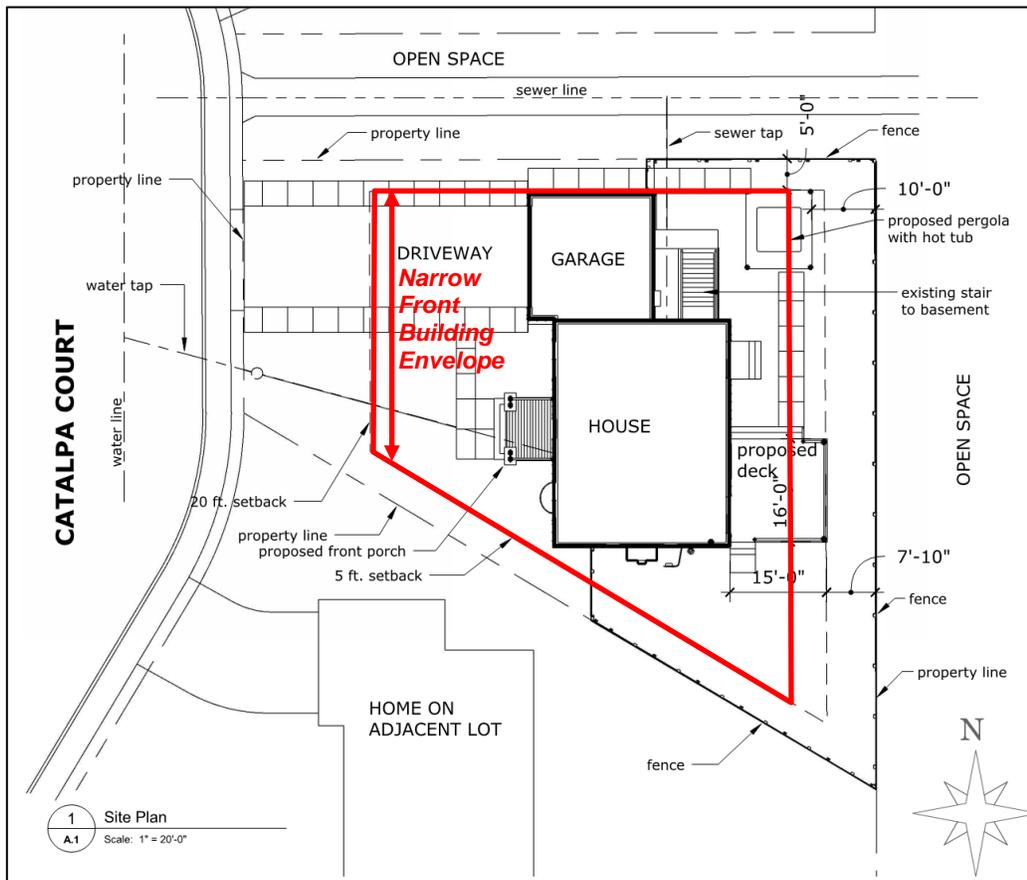
**REVIEW CRITERIA:**

The BOA has authority to grant or deny a variance request based on the review criteria found in Municipal Code Sections 17.48.110.B.1-6. Following is staff’s analysis of the criteria with recommended findings on each.

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of lot, or exceptional topographical or other physical conditions peculiar to the affected property.*

Staff finds the subject lot is particularly narrow at the front with a front lot width of 40’. The narrowness of the front of the lot results in a narrow building envelope at the front of the lot. This narrow building envelope cause the principal structure to be located further back on the lot and limits the available rear yard area for development of customary structures such as decks. **Staff finds the proposal meets this criterion.**

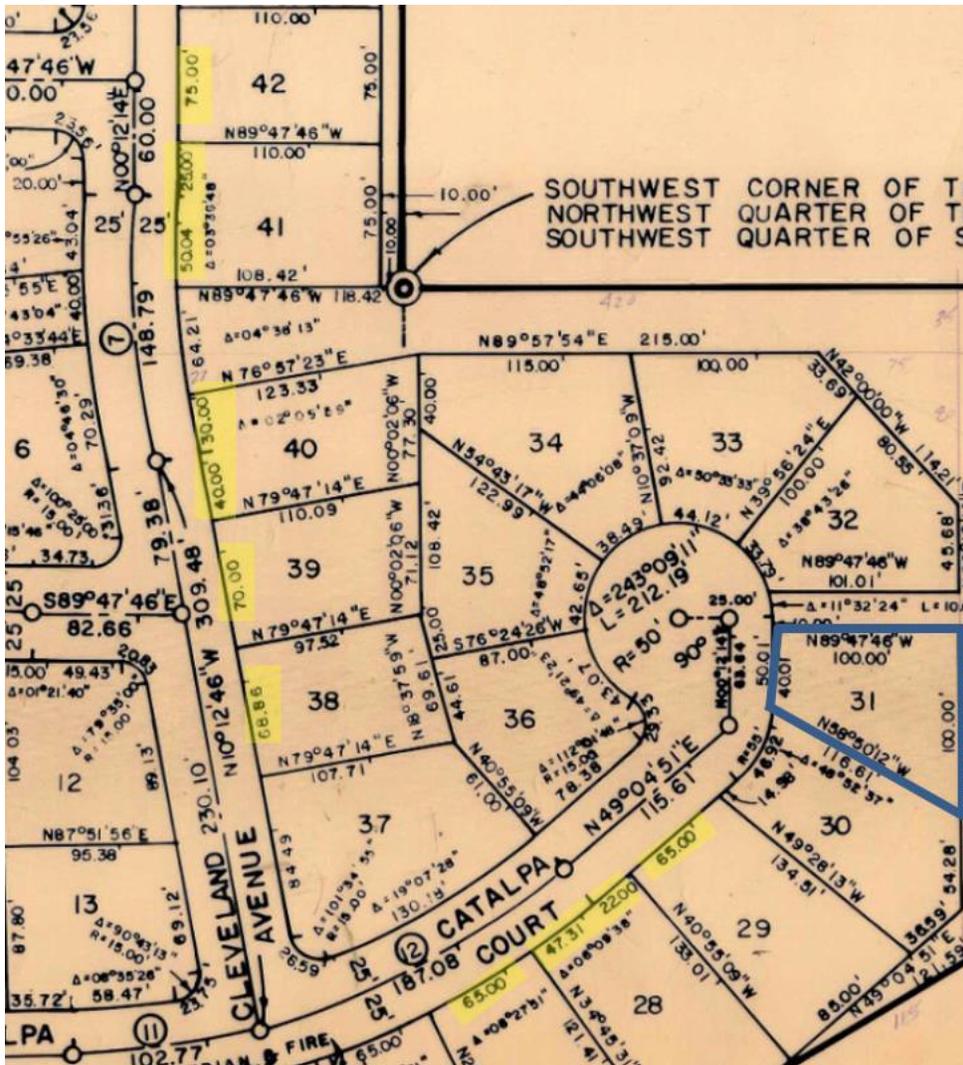
Figure 3: Building Envelope Exhibit



2. That the unusual circumstances or conditions do not exist throughout the neighborhood or district in which the property is located.

While all lots within the subdivision fall under the 100' lot width required by the RE zoning, most lot widths at the front lot line range between 65' and 75', except for the lots that front a cul de sac. These lots fronting the cul de sacs have especially narrow building envelopes at the front of the lot resulting in a potential hardship for the development of customary structures at the rear of the property as discussed above. **Staff finds this criterion has been met.**

Figure 4: Sample of Standard Lot Frontages Highlighted



3. That because of such physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of Title 17 of the Louisville Municipal Code.

While a narrower deck could be constructed off the back, staff finds that the proposed deck dimensions are reasonable and a common deck depth, and a standard deck could not be

constructed within the 15' setback established by the PUD. **Staff finds this criterion has been met.**

4. *That such unnecessary hardship has not been created by the applicant.*

The condition of the narrow front lot is a result of the subdivision plat approval in 1983 and not the result of any action of the applicant. **Staff finds the proposal meets this criterion.**

5. *That the variance, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.*

Staff finds that the proposal would not alter the essential character of the neighborhood. The back yard of the property backs to open space, so any potential impacts from the bulk of the covered deck or impacts to privacy of adjoining residential properties will be limited. The applicant has also provided a signed support letter from the adjacent property owners at 472, 480 and 497 Catalpa Court. **Staff finds the proposal meets this criterion.**

6. *That the variance, if granted, is the minimum variance that will afford relief and is the least modification possible of the provisions of Title 17 of the Louisville Municipal Code that is in question.*

Setting the deck back an additional 7'-2" would result in a deck depth of approximately 7'-10". This deck would be exceptionally narrow and not functional. Staff finds the proposed covered deck depth to be a typical dimension to allow functional use of the deck and that the requested variance is the minimum needed to afford relief. **Staff finds the proposal meets this criterion.**

**PUBLIC COMMENTS:**

Public comments are included as Attachment 3.

**STAFF RECOMMENDATION:**

Staff finds the proposal meets the applicable variance criteria in Section 17.48.110 of the LMC, and therefore, recommend approval of the variance request.

**BOARD ACTION:**

The Board may approve (with or without condition or modification), deny, or continue the application to a future meeting for additional consideration. The Board may also request additional information if they feel it is needed for their proper consideration of the variance application. In approving an application, the Board must find that all six variance criteria, insofar as applicable, have been met. The Board should adopt specific findings for each review criterion in support of any motion.

**ATTACHMENTS:**

1. Application Materials
2. Saratoga Second Filing PUD
3. Public Comments

**LAND USE APPLICATION**

**CASE NO.** \_\_\_\_\_

**APPLICANT INFORMATION**

Firm: \_\_\_\_\_  
 Contact: Sarah Vaught  
 Address: 476 Catalpa Ct.  
Louisville, CO 80027  
 Mailing Address: \_\_\_\_\_  
Same  
 Telephone: 714-861-9754  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**OWNER INFORMATION**

Firm: \_\_\_\_\_  
 Contact: Same  
 Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**REPRESENTATIVE INFORMATION**

Firm: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Common Address: 476 Catalpa Ct.  
 Legal Description: Lot 31 Blk \_\_\_\_\_  
 Subdivision Saratoga  
 Area: 6970 Sq. Ft.

**TYPE (S) OF APPLICATION**

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: \_\_\_\_\_
- CMRS Facility: \_\_\_\_\_
- Other (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

**PROJECT INFORMATION**

Summary: \_\_\_\_\_  
Requesting a 7'10"  
setback for our deck  
when 15' is required.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Current zoning: \_\_\_\_\_ Proposed zoning: \_\_\_\_\_

**SIGNATURES & DATE**

Applicant: Sarah Vaught  
 Print: Sarah Vaught  
 Owner: Jared & Sarah Vaught  
 Print: Jared & Sarah Vaught  
 Representative: \_\_\_\_\_  
 Print: \_\_\_\_\_

**CITY STAFF USE ONLY**

- Fee paid: \_\_\_\_\_
- Check number: \_\_\_\_\_
- Date Received: \_\_\_\_\_

Jared and Sarah Vaught

476 Catalpa Ct  
Louisville, CO 80028  
(714) 861-9754  
sarah@junojobs.com

September 22, 2020

Planning Dept,

We are requesting a 7'10" setback for our deck when 15' is required. Due to our shallow lot, the original rear setbacks of 15' does not allow enough usable space for a deck.

Response to criteria met:

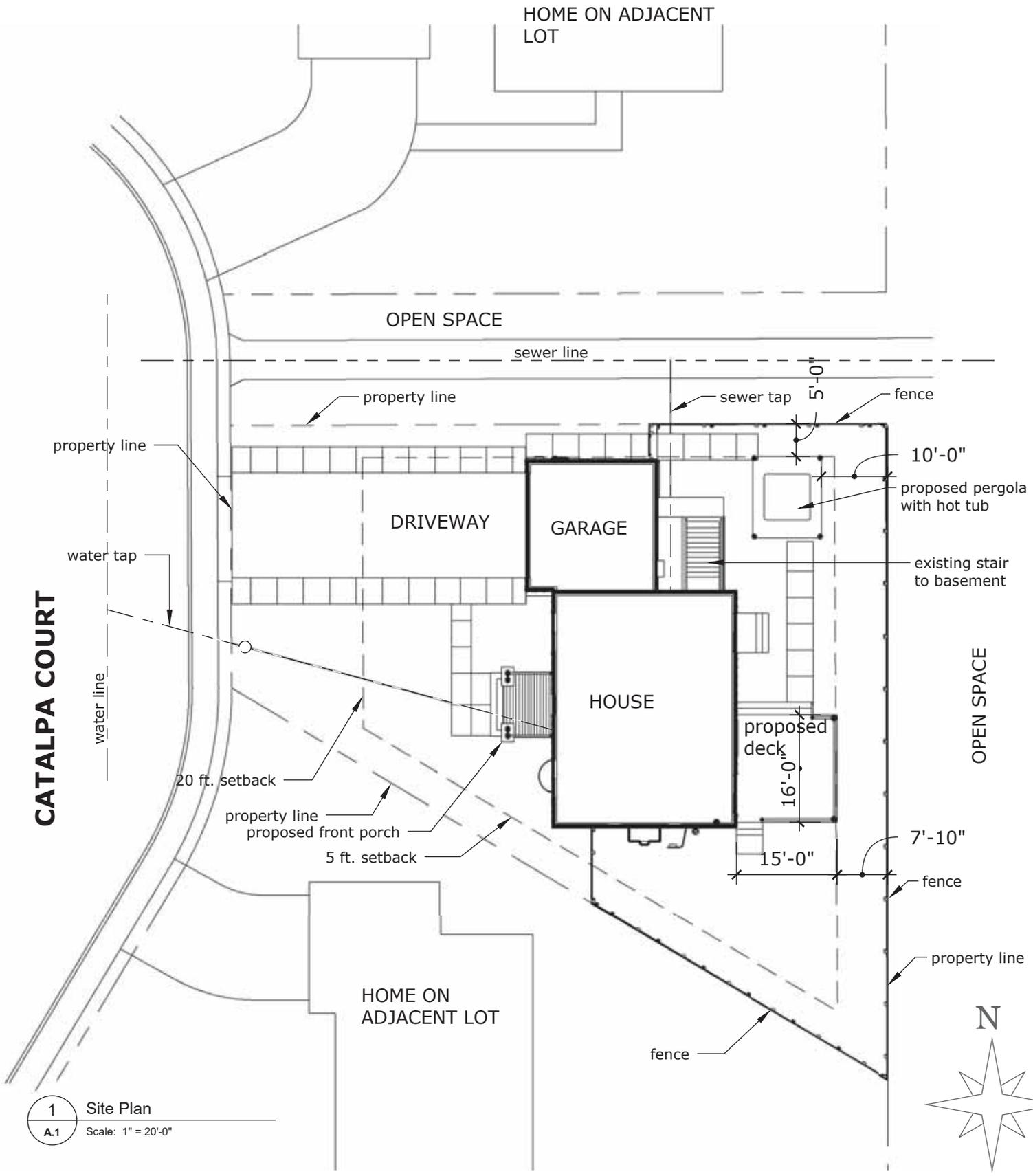
1. Shallowness of lot
2. No unusual circumstances or conditions exist throughout the neighborhood
3. Because of the shallowness of the lot, the deck can only be 8' in length from the house due to the setback of 15', which does not allow enough space to make it useable
4. Unnecessary hardship has not been created
5. Variance will not alter character of neighborhood or impair use of adjacent properties
6. Variance would be the minimum variance to afford relief and considered least modification possible. The relief we are seeking is to be able to enjoy the outdoor space and to be able to sit around a table that seats between 5-6 people, which is not something that we can do inside.

Also included:

1. A to-scale site plan is included
2. Building elevations
3. Warranty deed
4. List of property owners within 500 feet (City will provide)

Sincerely,

Jared and Sarah Vaught



1 Site Plan  
A.1 Scale: 1" = 20'-0"

Vaught Residence  
476 Catalpa Court  
Louisville CO 80027



**Handy Wolf Inc**  
Matthew Wolf, Architect  
682 West Juniper Court, Louisville CO 80027  
720•272•8654

**SITE PLAN**

REVISIONS		
MM/DD/YY	REMARKS	
8/14/2020	variance submittal	
8/26/2020	move pergola, add dimensions	
8/28/2020	adjust rear setback line	
.../.../...	...	
.../.../...	...	

**A**  
**1**

Vaught Residence  
 476 Catalpa Court  
 Louisville CO 80027



**Handy Wolf Inc**  
 Matthew Wolf, Architect  
 682 West Juniper Court, Louisville CO 80027  
 720-272-8654

ELEVATIONS



**1** RIGHT SIDE ELEVATION  
 A.2 Scale: 1/8" = 1'-0"



**2** FRONT ELEVATION  
 A.2 Scale: 1/8" = 1'-0"

REVISIONS

	MM/DD/YY	REMARKS
1	8/14/2020	variance submittal
2	---	---
3	---	---
4	---	---
5	---	---

**A**

**2**

Vaught Residence  
 476 Catalpa Court  
 Louisville CO 80027

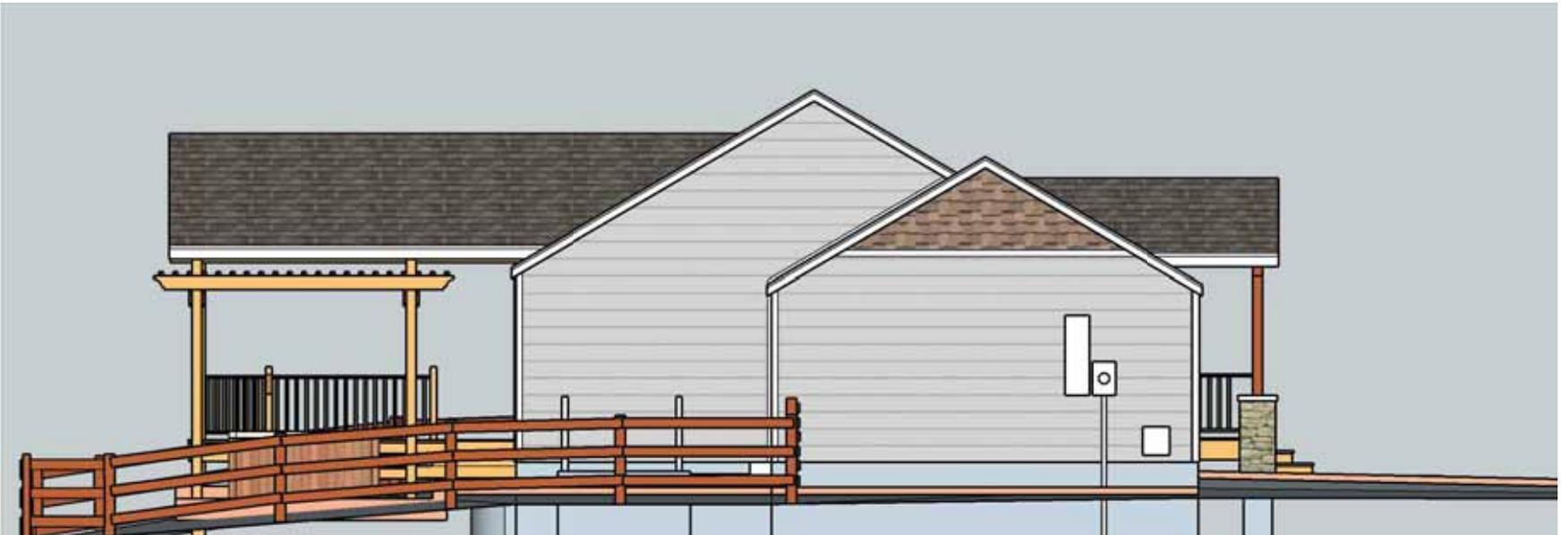


**Handy Wolf Inc**  
 Matthew Wolf, Architect  
 682 West Juniper Court, Louisville CO 80027  
 720 ♦ 272 ♦ 8654

ELEVATIONS



1 REAR ELEVATION  
 A.3 Scale: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
 A.3 Scale: 1/8" = 1'-0"

REVISIONS	
MM/DD/YY	REMARKS
1 8/14/2020	variance submittal
2	...
3	...
4	...
5	...

A

3



Vaught Residence  
 476 Catalpa Court  
 Louisville CO 80027



**Handy Wolf Inc**  
 Matthew Wolf, Architect  
 682 West Juniper Court, Louisville CO 80027  
 720♦272♦8654  
 PERSPECTIVE

REVISIONS		A
MM/DD/YY	REMARKS	
1 8/14/2020	variance submittal	
2 - / - / -	...	
3 - / - / -	...	
4 - / - / -	...	
5 - / - / -	...	



Vaught Residence  
 476 Catalpa Court  
 Louisville CO 80027



**Handy Wolf Inc**  
 Matthew Wolf, Architect  
 682 West Juniper Court, Louisville CO 80027  
 720♦272♦8654  
 PERSPECTIVE

REVISIONS

	MM/DD/YY	REMARKS
1	8/14/2020	variance submittal
2	-/-/-	...
3	-/-/-	...
4	-/-/-	...
5	-/-/-	...

**A**

**5**



I fully consent to the plans shown here for property 476 Catalpa Ct. As an adjacent neighbor, I see no issues and I wish them the best of luck in their pursuit of the variance in order to enjoy a covered patio large enough for their family of five. ☺

Name: Jessy Rozitis Address: 472 Catalpa Ct

Name: Kristen Van Wolfen Address: 497 Catalpa Ct

Name: Luz Address: 480 Catalpa Ct

# Saratoga Second Filing

SCALE: 1" = 100'  
 APRIL 5, 1983  
 FINAL PLUD PLAN

100 SINGLE FAMILY HOMES  
 ACRES: 33.64 ACRES  
 DENSITY: 3.15 UNITS/ACRE

ZONING: R-2 AND A  
 TYPICAL LOT SIZE: 7000 SQ. FT.

ALL INTERNAL STREETS TO BE STANDARD PUBLIC STREETS W/ 20' R.O.W.  
 ALL CUL-DE-SACS TO HAVE 50' R.

OWNER: WUS CORPORATION  
 70 MANHATTEN DRIVE  
 BOULDER, COLORADO 80503

DESIGNER: MORGAN ENTERPRISES  
 4720 TABLE MESA DRIVE  
 BOULDER, COLORADO 80505

NOTE: ALL FRONT BUILDING SETBACKS TO BE 20'. REAR YARD SETBACK TO BE 15'.  
 SIDE YARD SETBACKS TO BE 5'. SETBACKS ALONG VIA AFFA, WEST PINE STREET  
 & WEST COLLECTOR STREET TO BE 25'.

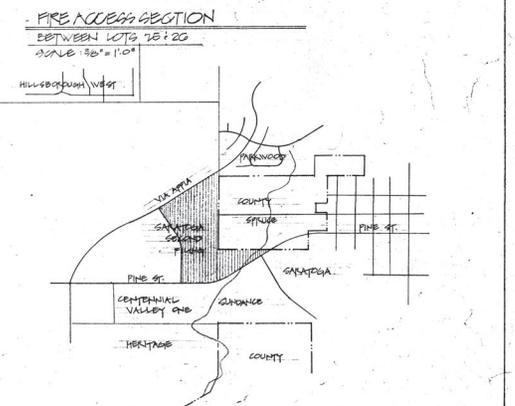
SUBDIVISION IS NOT UNDERMINED BY EXISTING COAL MINES IN AREA.  
 NO ACCESS TO BE PROVIDED TO VIA AFFA WAY, PINE STREET, OR TILK  
 AVENUE EXCEPT AT PUBLIC STREET INTERSECTIONS.  
 FINAL LANDSCAPE PLANS TO BE APPROVED BY CITY STAFF PRIOR TO CONSTRUCTION.

**OWNERS CERTIFICATE**

**VERA LAMU**  
 CRAIG KRUEGER, VICE-PRESIDENT  
 STATE OF COLORADO } ss  
 COUNTY OF BOULDER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF APRIL 1983 BY  
 CRAIG KRUEGER AS VICE-PRESIDENT OF MORGAN ENTERPRISES, INC., A COLORADO CORPORATION  
 WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES March 1, 1986.

NOTARY PUBLIC  
 4720 Table Mesa Dr.  
 Boulder, CO 80505



**PLANNING BOARD APPROVAL**  
 APPROVED BY THE PLANNING BOARD OF THE CITY OF LOUISVILLE,  
 COLORADO THIS 29th DAY OF APRIL 1983, BY  
 RESOLUTION NO. 1983-01

*David M. Smith* CHAIRPERSON  
*David M. Smith* SECRETARY

**CITY COUNCIL APPROVAL**  
 APPROVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE,  
 COLORADO THIS 29th DAY OF APRIL 1983, BY  
 RESOLUTION NO. 1983-01

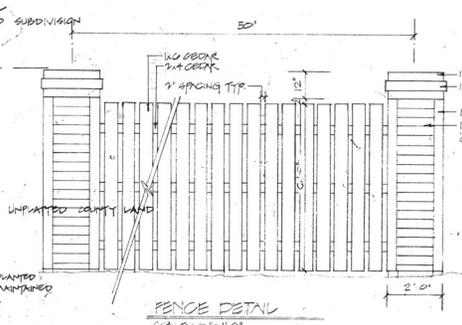
*Neil S. H. Miller* MAYOR  
*Charles M. Smith* CITY CLERK

**CLERK AND RECORDERS CERTIFICATE**  
 STATE OF COLORADO } ss  
 COUNTY OF BOULDER }

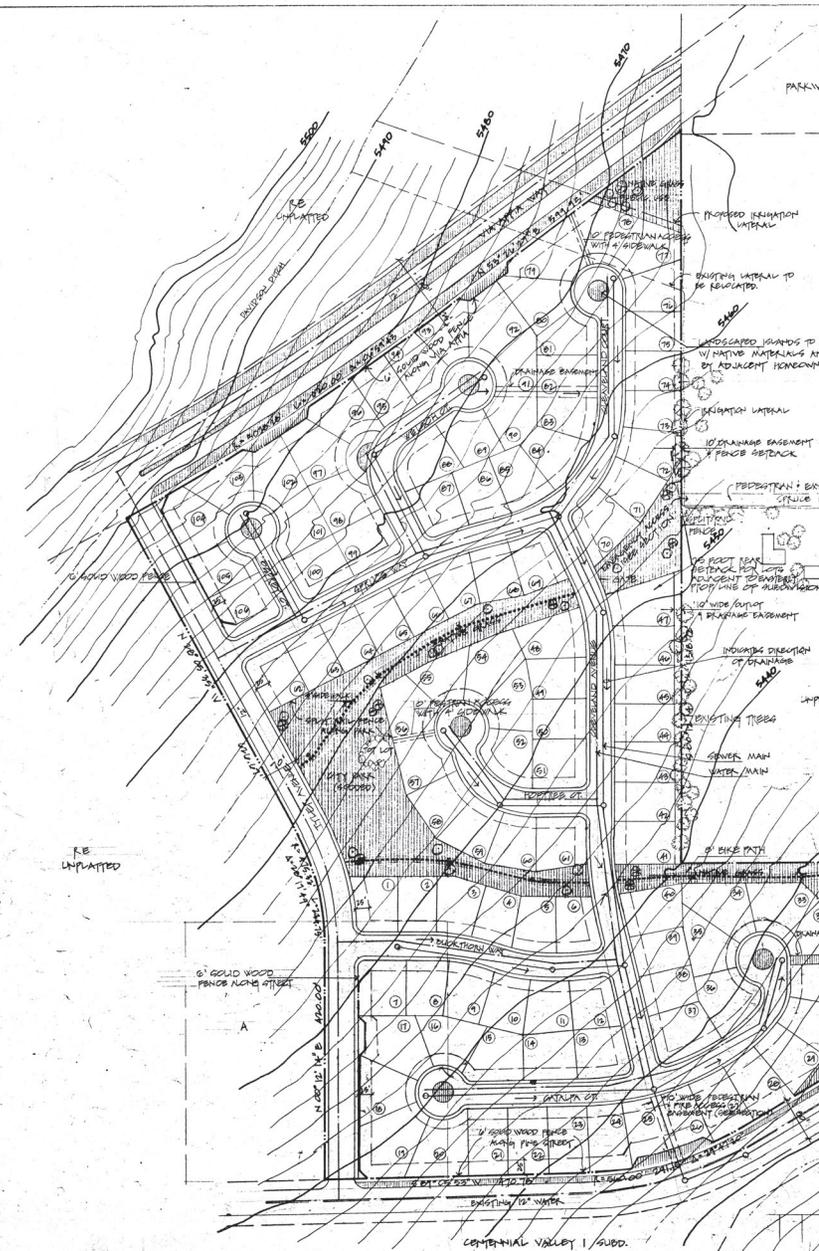
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:35 PM.  
 THE 29th DAY OF APRIL 1983, AND IS DULY RECORDED IN PLATFILE #14-F-4  
 FILM #376, RECEPTION NO. 582447, FEES PAID \$1400. #15

*Charlotte Houston* RECORDER  
*Maxine S. Archibald* DEPUTY

FINAL PLUD PLAN SHEET 1 OF 1  
 SARATOGA SECOND FILING  
 MORGAN ENTERPRISES, INC.  
 4/5/1983



- NOTES:**
- A SIX FOOT HIGH WOOD PENCE TO BE INSTALLED ALONG VIA AFFA, PINE STREET, & WEST COLLECTOR STREET AS PER THE APPROVED PLUD PLAN.
  - SPLIT RAIL PENCES ARE TO BE INSTALLED ON LOT LINES ADJACENT TO DEDICATED CITY PARK LAND THROUGHOUT THE DEVELOPMENT. THESE PENCES MAY BE BACKED BY 100' UNIMPROVED WIDE TO CREATE FOOT ENCLOSURES.
  - ON THOSE LOTS BOUNDING ONTO THE DEDICATED CITY PARK LAND 6 FOOT HIGH PRIVATE PENCES MAY BE INSTALLED TO CREATE PRIVATE PATIO AREAS, AS PER THE FOLLOWING REQUIREMENTS:
    - THE PENCES SHALL ENCLOSE NO MORE THAN 1,500 SQUARE FEET.
    - IF THE PENCES DO NOT FULLY ENCLOSE AN AREA, THE SIDES OF THE PENCES SHALL TOTAL NO MORE THAN 100 LINEAR FEET.
    - IN NO CASE SHALL THE SIX FOOT PENCES BE EXTENDED CLOSER THAN 10 FEET TO THE SPLIT RAIL PENCE ALONG THE REAR PROPERTY LINE.
  - NO 600' PENCES WILL BE ALLOWED WITHIN THE REQUIRED FRONT YARD SETBACK AND SHALL MEET ALL CITY CODES INCLUDING SIGHT DISTANCE REQUIREMENTS.
  - COVENANTS WILL BE ADOPTED TO MAKE MAINTENANCE OF PARKWAY AREAS AND LANDSCAPED ISLANDS MANDATORY. THESE COVENANTS TO BE APPROVED BY THE CITY STAFF PRIOR TO BEING RECORDED.



P-14-F-4 # 15

**Rob Zuccaro**

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**Subject:** FW: VAR-0316-2020

**From:** Joanie Kindblade [<mailto:bulldawgmama@gmail.com>]

**Sent:** Monday, October 12, 2020 10:12 AM

**To:** Planning <[planning@Louisvilleco.gov](mailto:planning@Louisvilleco.gov)>

**Subject:** VAR-0316-2020

Hi - My husband, Matt Ferris, and I are writing to express our support for the variance at 476 Catalpa Court. We live in the same model home a few doors down the block and believe that the covered deck will be aesthetically pleasing and will increase functional space at the home. We are happy that this variance won't alter the character of the neighborhood. Please let me know if you need any additional information from us.

Thank you,  
Joanie Kindblade  
492 Catalpa Ct, Louisville, CO 80027

**Rob Zuccaro**

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**Subject:** FW: VAR-0316-2020 476 Catalpa

Harry,

I received the notice above and tried to follow the links... both of which seem to have been broken.

That being said, I am in full support of granting the variance requested. Primarily due to the fact that the subdivision has odd shaped lots, and small lot sizes due to the open space requirements needed for approval of the original subdivision.

Please include my support

Thanks

Kirk Watson



**Kirk Watson**  
319 West Spruce Lane  
Louisville, CO 80027-2290  
303-525-9028 mobile